



MLS 6813700 Lake Land

\$199,900

Description:

Build your Up North base on Little Rabbit Lake and access to the Mighty Mississippi River. This wooded lot offers a little over 200 feet of shoreline and a quiet setting on Bluegill Road with quick access to Crosby and Ironton. The parcel has some elevation down to the water. It adds privacy and incredible views, and it likely means planning a defined footpath or stairs to reach the shore.

Minutes from the Cuyuna Country State Recreation Area, you are in the heart of one of Minnesota's top outdoor destinations. Cuyuna features a nationally rated MTB system along with paved trails, and ride-in opportunities to miles of routes for every skill level. The former mine lakes inside the recreation area are known for clear water paddling, swimming, and even scuba diving. Around town you will find year-round events, trailheads, and easy access points for biking, hiking, snorkeling, and paddling. Anglers will appreciate a classic multi-species fishery on Little Rabbit Lake with walleye, largemouth, pike, crappie, bluegill, and perch.

Bring your build dreams and your vision. The setting works well for a home or cabin that takes advantage of the gentle ridge and lake views, with a thoughtfully designed path down to the water.

Additional Details:

| | |
|------------------------|-----------------|
| Lot Acres | 2.14 |
| Lot Dimensions | 200x454x202x489 |
| School District | 182 |
| Taxes | \$1,172 |
| Taxes with Assessments | \$1,172 |
| Tax Year | 2025 |

Additional Features:

Driving Directions:

From Hwy 210 in Ironton, turn onto Bluegill Rd and follow it to 21544 Bluegill Rd; property will be on the right.



Listed By:
Real Broker, LLC

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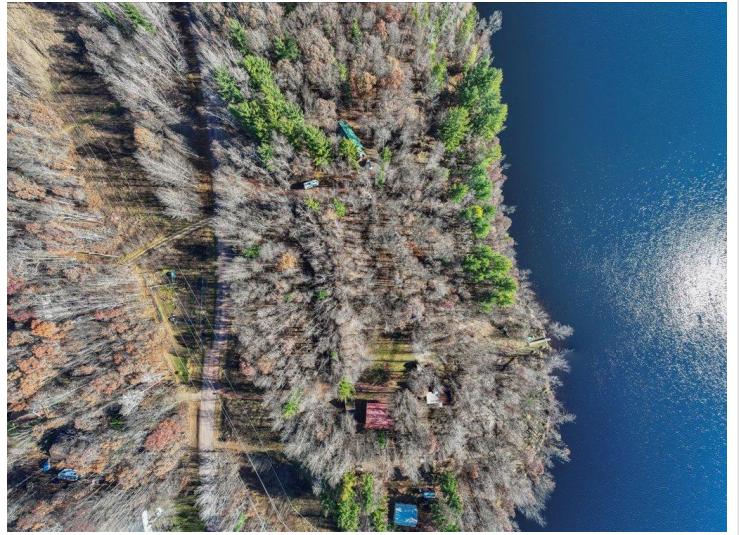
Call Affinity Real Estate

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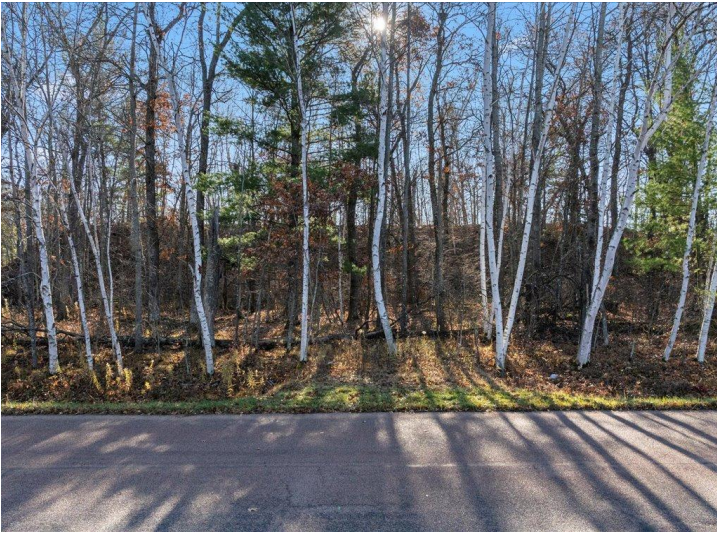
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